

BOARD OF ZONING APPEALS AGENDA JULY 25, 2018

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia, on **July 25, 2018**, the Board of Zoning Appeals will hold public hearings on the following applications at the time indicated. For each public hearing, any and all interested persons will be given an opportunity to express their views regarding said application. If you desire to be placed on the speakers' list, or check on whether the status of a public hearing has changed, call the Special Permit and Variance Branch of the Zoning Evaluation Division, Department of Planning and Zoning, at (703) 324-1280. Below are descriptive summaries only of each application. Interested parties may review the application or pick up a copy of the staff report one week prior to the hearing at the Branch noted above at 12055 Government Center Parkway, Fairfax, Virginia, Suite 801, or go online and download a copy at <http://ldsnet.fairfaxcounty.gov/ldsnet/CurrentinProcessBZA.aspx>, by clicking on the application number. ADA: Reasonable accommodation is available upon 48-hour advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

Matters Presented By Board Members

Administrative Items

Staff/Action

9:00 A.M. JACQUELYN A. VAN CLEVE, SP 2018-MV-048 (50% and error)

E. Estes

Admin.

Moved to

8/1/18 at

appl. req.

S.C. Williams RUB A DUB LLC, DBA RUB A DUB ECO WASH, A 2017-PR-012 Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that the Appellant is operating a car wash, which is not a permitted use on property located in the C-4 and SC District in violation of Zoning Ordinance provisions. Located at 1676 International Dr., McLean 22102 on approx. 4.37 acres of land zoned C-4 and SC. Providence District. Tax Map 29-3 ((15)) 11B3. (*Admin. moved from 10/4/17, 1/31/18, and 3/7/18 at appl. req.*)

Admin.

Moved to

11/7/18 at

appl. req.

S.C. Williams RUB A DUB LLC, DBA RUB A DUB ECO WASH, A 2017-PR-013 Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that the Appellant is operating a car wash, which is not a permitted use on property located in the C-3, H-C and SC District in violation of Zoning Ordinance provisions. Located at 1900 Gallows Rd, Vienna 22182 on approx. 4.11 acres of land zoned C-3, H-C and SC. Providence District. Tax Map 39-1((6)) 81A. (*Admin. moved from 10/4/17, 1/31/18, and 3/7/18 at appl. req.*)

Admin.

Moved to

11/7/18 at

appl. req.

Public Hearings

9:00 A.M. BRIAN L. MCCARTHY AND JENNIFER N. BUCK, SP 2018-BR-047 Appl. Under Sect. 8-917 of the Zoning Ordinance to permit modifications to the limitations of the keeping of animals (dogs). Located at 5422 Bromyard Ct., Burke, 22015 on approx. 1,760 sq. ft. of land zoned PDH-3. Braddock District. Tax Map 78-2 ((8)) 31.

D. Creed

Approved

- 9:00 A.M. LAMARISE VENNEY/MORNINGWOOD LANE LLC., SP 2018-DR-030 Appl. under Sect. 8-914 of the Zoning Ordinance to permit a reduction in minimum yard requirements based on an error in building location to permit an accessory storage structure to remain 0.5 ft. from the rear lot line and 3.9 ft. from the side lot line. Located at 1119 Morningwood Ln., Great Falls, 22066 on approx. 25,407 sq. ft. of land zoned R-1 (Cluster). Dranesville District. Tax Map 12-3 ((6)) 7. *(Admin. moved from 6/20/18 at appl. req.)*
- E. Estes
[Deferred to 10/17/18 at Appl. req.](#)
- 9:00 A.M. ETHAN EDDY, VC 2018-MV-009 Appl. under Sects. 2-416 and 18-401 of the Zoning Ordinance to permit construction of a garage addition (enclosed carport) 3.6 ft. from the front lot line of a pipestem lot and 12.8 ft. from a side lot line. Located at 1314 Alexandria Ave., Alexandria, 22308 on approx. 22,274 sq. ft. of land zoned R-2. Mount Vernon District. Tax Map 102-2 ((6)) 3A.
- E. Estes
[Approved](#)
- 9:00 A.M. THE MOST REVEREND MICHAEL F. BURBIDGE, BISHOP OF THE CATHOLIC DIOCESE OF ARLINGTON, VIRGINIA AND HIS SUCCESSORS IN OFFICE (OUR LADY OF LAVANG), SPA 01-Y-069-02 Appl. under Sects. 8-014 and 3-C03 of the Zoning Ordinance to amend SP 01-Y-069 previously approved for church with a child care center to permit a change in permittee. Located at 6611 Cedar Spring Rd., Centreville, 20121 on approx. 11.05 ac. of land zoned R-C and WS. Sully District. Tax Map 64-2 ((3)) 21A. *(Deferred from 6/20/18 and 6/27/18 at appl. req.) ***STAFF TO DO NOTICES****
- E. Estes
[Deferred to 9/12/18 at Appl. req.](#)
- 9:00 A.M. ALAHNA KELLOGG, SP 2018-LE-043 Appl. Under Sects. 3-303 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 5716 Marble Arch Way, Alexandria, 22315 on approx. 10,941 sq. ft. of land zoned R-3. Lee District. Tax Map 100-2 ((2)) 263.
- K. McMahan
[Deferral to 8/1/18 at Appl. req.](#)
- 9:00 A.M. JESSICA JOHNSON, SP 2018-MV-015 Appl. under Sect. 8-922 of the Zoning Ordinance to permit a reduction in certain yard requirements to permit construction of an addition 6.0 ft. from a side lot line. Located at 909 Croton Dr., Alexandria, 22308 on approx. 14,478 sq. ft. of land zoned R-3. Mount Vernon District. Tax Map 102-4 ((5)) (6) 34. *(Deferred from 5/23/18 at appl. req.) ***STAFF TO DO NOTICES****
- H. Eddy
[Approved](#)
- 9:00 A.M. AGAPE EMBASSY MINISTRIES, SP 2018-LE-044 Appl. under Sects. 5-403 and 8-301 of the Zoning Ordinance to permit a church with a child care center. Located at 5775 Barclay Dr., Suites 7 and 9, Alexandria, 22315 on approx. 3.24 ac. of land zoned I-4. Lee District. Tax Map 91-2 ((1)) 26H.
- H. Eddy
[Approved](#)
- 9:00 A.M. WIN & ARCHERY, LLC, A 2017-SU-006 Appl. under Sect. 18-301 of the Zoning Ordinance Appeal of a determination that the appellant is operating an indoor archery range in the I-5 District without approval of a Group 5 Special Permit; and without a Non-Residential Use Permit approval in violation of Zoning Ordinance provisions. Located at 14101 Sullyfield Circle, Suite 300 Chantilly, 20151 on approx. 4.18 acres. of land zoned I 5, AN, H-C, and WS. Sully District. Tax Map 34-4 ((11)) F1. *(Admin. moved from 6/21/17, 9/13/17, 1/10/18, 3/28/18, and 5/2/18 at appl. req.)*
- S.C. Williams
[Deferred to 11/28/18 at Appl. req.](#)

9:00 A.M. GREGG CALDWELL, A 2017-SU-026 Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that three (3) storage structures ("sea containers") are located on the property without site plan approval, that the required 25 foot wide transitional screening yard has not been maintained, and that a sign has been placed on the property without required permits, all on property in the I-5 District in violation of Zoning Ordinance provisions. Located at 14008 Willard Road, Chantilly, 20151-2930 on approx. 68,219 sq. ft. of land zoned I-5. Sully District. Tax Map 44-2 ((8)) 31. *(Admin. moved from 4/18/18 by staff.) (Deferred from 5/23/18 at appl. req.)*

S.C. Williams
[Decision](#)
[Deferred to 10/3/18](#)

JOHN F. RIBBLE III, CHAIRMAN